

SUPPLEMENTAL LEASE AGREEMENT
Number 2

Lease Number: GS-06P-40013

Date: AUG 14 2006

Terra Centre Building, 600 Fourth Street (6th and 7th floors), Sioux City, Iowa 51101

THIS AGREEMENT, made and entered into this date by and between

Terra Real Estate Corporation

600 Fourth Street, Suite 310

whose address is P. O. Box 6000

Sioux City, Iowa 51102-6000

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective _____ as follows:

The word "effective" immediately above was deleted prior to signature by either party.

The purpose of this SLA is to establish annual rent, to reconcile square footage, ANSI/BOMA Square Feet (USF) and Rentable Square Feet (RSF) delivered, and to reconcile the Tenant Improvement (TI) costs.

1. Paragraph 2 is hereby amended to state: "To HAVE AND TO HOLD" the said premises with their appurtenances for the term beginning on February 16, 2005, through February 16, 2015, subject to termination rights, in whole or in part, on or after February 16, 2010, with 90-days' written notice to the Lessor. Rent shall be calculated by multiplying the rate per USF by the number of USF accepted."

(See attached Sheet 2A)

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

Lessor **Terra Real Estate Corporation** 5 USC 552(b)(6)

By

(Title)

In Presence of

5 USC 552(b)(6)

(Address)

United States Of America, General Services Administration, Public Buildings Service,
East Leasing Services Branch

(Signature)

5 USC 552(b)(6)

Contracting Officer

(Official Title)

2. The government occupies 21,763 RSF which yields 18,978 USF (Common Area Factor of 1.1467489) and 4 structured parking spaces. 5 USC 552(b)(4)
3. The Base Cost of Services (BCOS) is [REDACTED] annually, and the Base Year is February 2005 (CPI index # of 186.3).
4. For tax purposes, the Government occupies 18.93% of the building. 5 USC 552(b)(4)
5. The Tenant Improvement costs of [REDACTED] are amortized over seven (7) years at [REDACTED] interest 5 USC 552(b)(4)
6. Paragraph 9 is amended to state: The Government shall pay annual rental as follows:

2/16/2005	6	8/15/2005	Space Type	Rate/RSF	Annual \$ Amount	
			Shell	[REDACTED]	[REDACTED]	
			TIs	[REDACTED]	[REDACTED]	5 USC 552(b)(4)
			Base Rent	[REDACTED]	[REDACTED]	
			Oper Rent	[REDACTED]	[REDACTED]	
			Total Rent	13.7108744	\$298,389.76	
8/16/2005	78	2/15/2012	Shell	[REDACTED]	[REDACTED]	
			TIs	[REDACTED]	[REDACTED]	5 USC 552(b)(4)
			Base Rent	[REDACTED]	[REDACTED]	
			Oper Rent	[REDACTED]	[REDACTED]	
			Total Rent	16.9808744	\$369,554.77	
2/16/2012	36	2/15/2015	Shell	[REDACTED]	[REDACTED]	
			TIs	[REDACTED]	[REDACTED]	5 USC 552(b)(4)
			Base Rent	[REDACTED]	[REDACTED]	
			Oper Rent	[REDACTED]	[REDACTED]	
			Total Rent	11.2941754	\$245,795.14	

The operating rent is a base rental amount and is subject to CPI escalations as stated in Paragraph 3.4 of the lease. Rent shall be paid 30 days in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to:

Terra Real Estate Corporation
 600 Fourth Street, Suite 310
 P.O. Box 6000
 Sioux City, IA 51102-6000"

All other terms and conditions remain in effect.

INITIALS: KLS & PR
 Lessor Government

Sheet 2A
 Lease Number GS-06P-40013
 SLA No. 2